

1 @ \$10.00 = \$ 10.00  
1 @ \$ 8.50 = 8.50  
Doc Stamps = 79  
TOTAL: \$ 19.29

This Instrument Prepared by and Return to:  
Charles W. McKinnon, Esq.  
3055 Cardinal Drive, Suite 200  
Vero Beach, FL 32963  
Courthouse Box #79

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, is executed this 10<sup>th</sup> day of JANUARY, 2009, by **GRAND HARBOR COMMUNITY ASSOCIATION, INC.**, a Florida corporation, whose address is 4380 U.S. Highway 1, Vero Beach, Florida 32967, party of the first part, to **ST. JAMES ISLAND AT OAK HARBOR HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation, whose address is 4380 U.S. Highway 1, Vero Beach, Florida 32967, party of the second part:

**WITNESSETH:** That the said first party for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said second party, and other good and valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

A portion of St. James Place according to the plat thereof, as recorded in Plat Book 14, Page 83, of the Public Records of Indian River County, Florida, and being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of St. James Place as shown on the Oak Harbor Master Plat, as recorded in Plat Book 14, Page 83, Public Records of Indian River County, Florida, and St. James Island-Oak Harbor Plat No. 1, as recorded in Plat Book 14, Page 85, Indian River County, Florida, thence along the South right-of-way line the following courses; then S75°57'46"W, a distance of 14.89 feet to a point of curve to the right having a radius of 375.00 feet and a central angle of 16°13'57"; thence Westerly along the arc of said curve a distance of 106.24 feet to a point of reverse curve to the left having a radius of 325.00 feet and a central angle of 04°58'05"; thence Westerly along the arc of said curve, a distance of 28.18 feet; thence N02°46'22"W, a distance of 50.00 feet to the North right-of-way line of said St. James Place and the point of curve of a non tangent curve to the right, of which the radius point lies S02°46'22"E, a radial distance of 375.00 feet; thence Easterly along the North right-of-way of said St. James Place the following calls; thence along the arc of said curve, through a central angle of 04°58'05", a distance of 32.52 feet to a point of reverse curve to the left having a radius of 325.00 feet and a central angle of 16°13'57"; thence Easterly along the arc, a distance of 92.08 feet; thence N75°57'46"E, a distance of 14.91 feet to the intersection of the said North right-of-way line and the East line of said St. James Island-Oak Harbor Plat No. 1; thence S14°00'44"E along the said East line of St. James Island-Oak Harbor Plat No. 1, a distance of 50.00 feet back to the point of beginning. Containing 7,220.35 square feet or 0.166 acres, more or less.